

Local Market Update for August 2020

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92081

Vista South

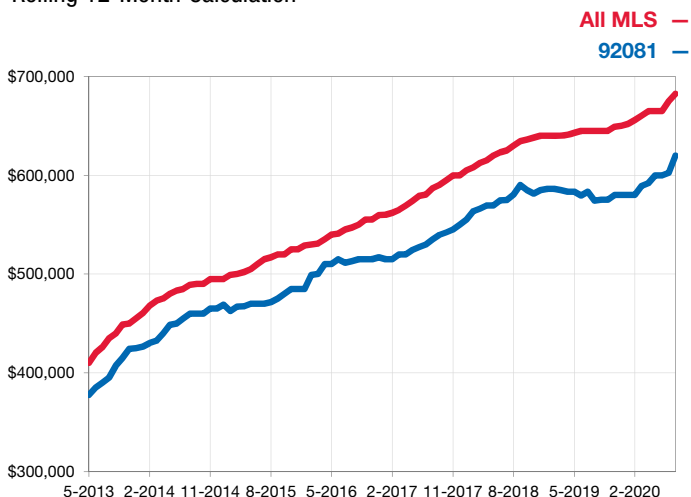
Single Family	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	35	43	+ 22.9%	242	210	- 13.2%
Pending Sales	38	35	- 7.9%	184	179	- 2.7%
Closed Sales	17	24	+ 41.2%	159	155	- 2.5%
Median Sales Price*	\$540,000	\$632,500	+ 17.1%	\$572,500	\$622,000	+ 8.6%
Percent of Original List Price Received*	99.0%	101.0%	+ 2.0%	98.4%	99.1%	+ 0.7%
Days on Market Until Sale	14	17	+ 21.4%	23	22	- 4.3%
Inventory of Homes for Sale	32	27	- 15.6%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	August			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	9	1	- 88.9%	70	52	- 25.7%
Pending Sales	8	4	- 50.0%	53	53	0.0%
Closed Sales	4	6	+ 50.0%	51	48	- 5.9%
Median Sales Price*	\$357,500	\$350,467	- 2.0%	\$330,000	\$445,000	+ 34.8%
Percent of Original List Price Received*	98.4%	99.0%	+ 0.6%	99.3%	99.2%	- 0.1%
Days on Market Until Sale	10	53	+ 430.0%	23	34	+ 47.8%
Inventory of Homes for Sale	10	1	- 90.0%	--	--	--
Months Supply of Inventory	1.6	0.2	- 87.5%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

